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City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-99
Date Filed: 8-8-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1602 Johnson Road, N.W. and 1380/1430 Rockdale Street, N.W.**, be changed from the PD-H (Planned Development-Housing) District to the PD-MU (Planned Development-Mixed Use) District to the, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 225 and 190, 17th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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Property Description
Overall Site Area
Rockdale Street
Atlanta, Georgia
Fulton County, Georgia

All that tract or parcel of land lying and being in land lot 190 & 225 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2" rebar found at the intersection of the Easterly right-of-way Johnson Road (80' right-of-way) and the Southerly right-of-way of Rockdale Street (60' right-of-way), Thence continuing along said right-of-way of Rockdale Street the following courses and distances: South 29 degrees 57 minutes 23 seconds East, a distance of 68.65 feet to a point; along a curve to the to the left, an arc length of 147.98 feet, said curve having a radius of 639.27 feet with a chord distance of 147.65 feet, at South 40 degrees 28 minutes 35 seconds East, to a 1/2" rebar; said 1/2" rebar being the TRUE POINT OF BEGINNING. Thence continuing along said right-of-way of Rockdale Street along a curve to the to the left, an arc length of 291.98 feet, said curve having a radius of 639.27 feet with a chord distance of 289.45 feet, at South 60 degrees 11 minutes 34 seconds East, to a 1/2" rebar found, Thence South 74 degrees 07 minutes 35 seconds East, a distance of 300.78 feet to a 1/2" rebar found; Thence along the arc of a curve to the left, an arc length of 111.45 feet, said curve having a radius of 472.66 feet with a chord distance of 111.19 feet, at South 81 degrees 09 minutes 09 seconds East, to a 5/8" rebar found; Thence continuing along said right-of-way of Rockdale Street along the arc of a curve to the left, with an arc length of 152.85 feet, said curve having a radius of 472.36 feet with a chord distance of 152.19 feet, at North 82 degrees 48 minutes 36 seconds East, to a 5/8" rebar set; Thence leaving said right-of-way South 00 degrees 15 minutes 16 seconds East, a distance of 87.24 feet to a 5/8" rebar set; Thence South 00 degrees 03 minutes 13 seconds East, a distance of 169.40 feet to a 5/8" rebar set; Thence North 89 degrees 57 minutes 14 seconds East, a distance of 394.00 feet to a point on the West right-of-way line of Lois Street, (having a 50-foot right-of-way); Thence along said right-of-way line, South 00 degrees 22 minutes 24 seconds East, a distance of 200.22 feet to a 1/2" rebar found; Thence leaving said right-of-way line, North 88 degrees 30 minutes 55 seconds West, a distance of 1129.64 feet to a 1/2" rebar found; Thence North 01 degrees 44 minutes 25 seconds East, a distance of 349.49 feet to a 1/2" rebar found; Thence North 78 degrees 26 minutes 50 seconds West, a distance of 702.35 feet to a 1/2" rebar found on the Easterly right-of-way Johnson Road; Thence continuing along said right-of-way of Rockdale Street the following courses and distances: North 51 degrees 21 minutes 52 seconds East, a distance of 101.09 feet to a point; along a curve to the to the right, an arc length of 132.86 feet, said curve having a radius of 2531.59 feet with a chord distance of 132.84 feet, at North 53 degrees 03

minutes 47 seconds East, to a 1/2" rebar found; Thence leaving said right-of-way South 72 degrees 15 minutes 20 seconds East, a distance of 303.57 feet to a 1/2" rebar found; Thence North 50 degrees 37 minutes 39 seconds East, a distance of 175.06 feet to a 1/2" rebar found on the Southerly right-of-way of Rockdale Street; said 1/2" rebar found being the TRUE POINT OF BEGINNING. Said tract of land contains 12.327 Acres.

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